

For Lease

NORTHEAST SQUARE

16 UVALDE RD, HOUSTON, TX 77015

**REGIONAL PROPERTIES TEXAS**
REAL ESTATE BROKERAGE & MANAGEMENT

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	27,510 SF
Available SF:	1,300 - 2,545 SF
Number of Units:	9

PROPERTY OVERVIEW

Discover prime retail space in a bustling retail center at 16 Uvalde Road in Houston. Benefit from a convenient high-traffic area with excellent visibility and exposure, positioning your business for maximum impact. The main floor location offers easy accessibility for patrons, and close proximity to popular retailers and amenities ensures increased foot traffic. Take advantage of flexible lease options tailored to suit your business's needs, providing the ideal foundation for establishing or expanding your retail presence. This space presents an exceptional opportunity to thrive in a dynamic retail environment, catering to diverse consumer needs and preferences within the vibrant Houston market.

PROPERTY HIGHLIGHTS

- Prime location in bustling retail center on Uvalde Road
- Convenient high-traffic area with excellent visibility and exposure
- Main floor location for easy accessibility
- Close proximity to popular retailers and amenities for increased foot traffic
- Flexible lease options available to suit business needs

ANTHONY LAGRED

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COMMERCIAL REGIONAL PROPERTIES

520 Post Oak Blvd., Suite 500

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 - 2,545 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Northeast Square	Available	1,945 SF	NNN	\$12.00 SF/yr	-
Northeast Square	Available	2,545 SF	NNN	\$12.00 SF/yr	-
Northeast Square	Available	1,300 SF	NNN	\$12.00 SF/yr	-

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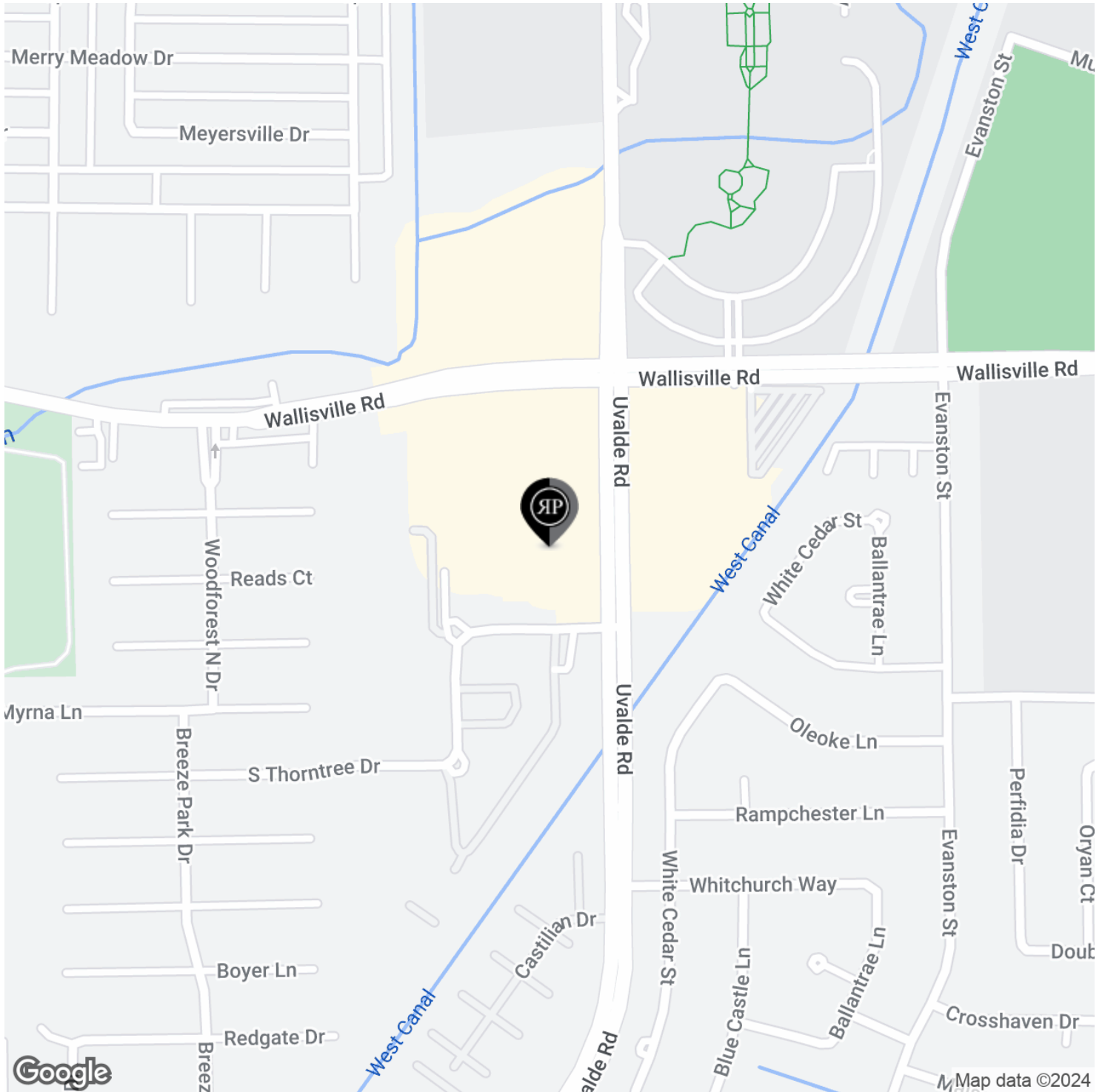
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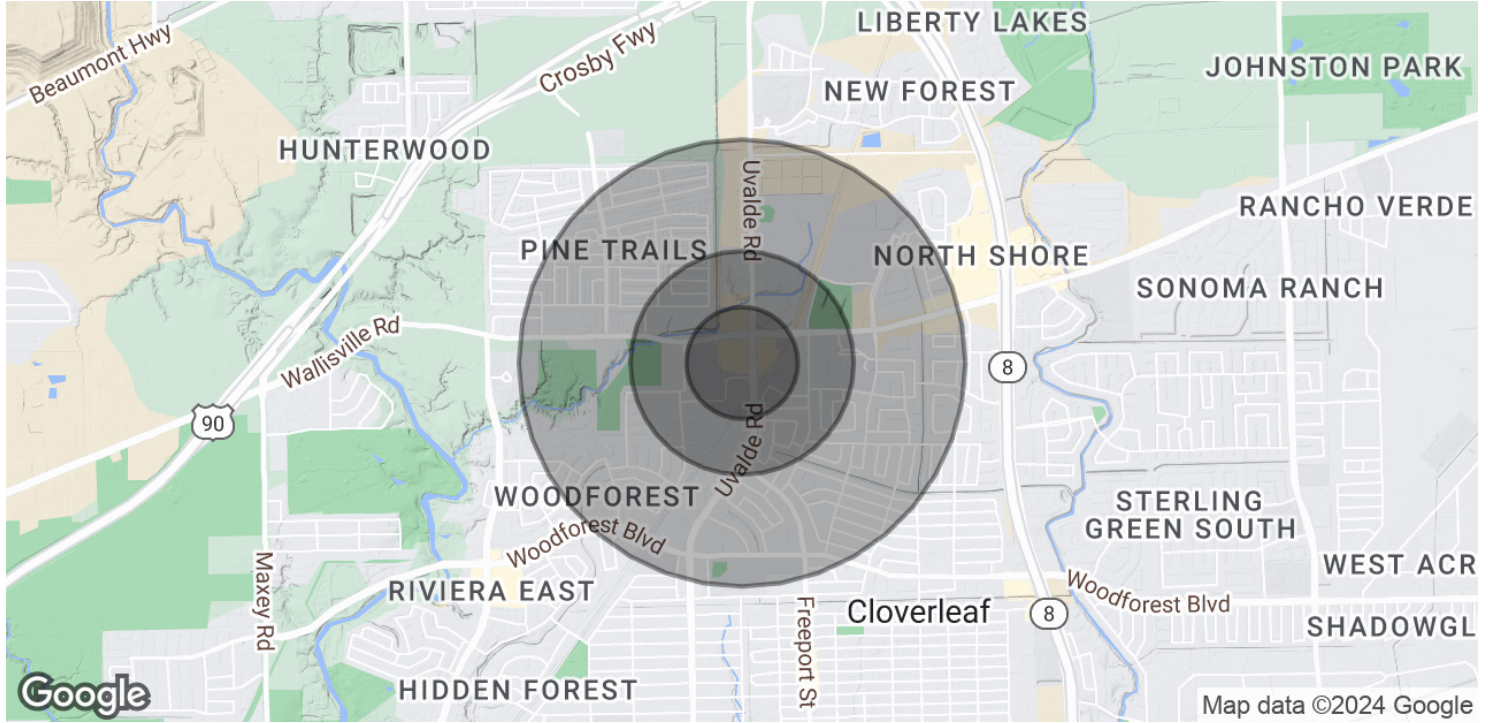
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,950	5,950	21,678
Average Age	24.2	27.8	30.8
Average Age (Male)	22.9	25.9	28.3
Average Age (Female)	31.1	32.3	33.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	934	2,461	7,676
# of Persons per HH	2.1	2.4	2.8
Average HH Income	\$40,659	\$52,910	\$66,369
Average House Value	\$143,040	\$131,427	\$127,854

* Demographic data derived from 2020 ACS - US Census

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REAL ESTATE BROKERAGE & MANAGEMENT**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Commercial Regional Properties of Texas LLC - Regional Properties Texas	9001528		713-228-1913
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov**ANTHONY LAGRED**

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